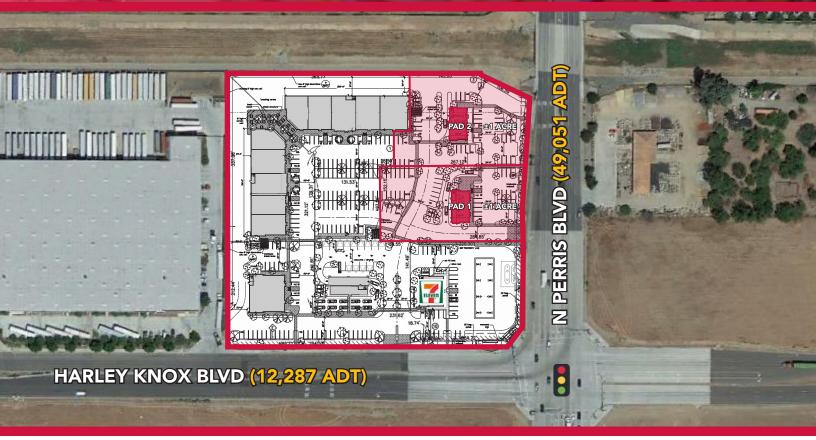


## **UNDER CONSTRUCTION** PADS AVAILABLE FOR SALE OR LEASE NWC HARLEY KNOX BLVD & PERRIS BLVD, PERRIS, CA



### PROPERTY HIGHLIGHTS

- Pads Available for Car Wash, Drive Thru/Fast Food
- 7-Eleven Anchored Center Under Construction
- Under served Trade Area
- Strong Daytime Demographics
- Signalized Intersection. Harley Knox Blvd, is Serviced by the on/off Ramp on the I-215 Freeway
- Traffic in Excess of 60K ADT
- Off Site Improvements Completed

#### 5 MILE 2021 DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME \$80,963





ADJ. DAYTIME DEMOGRAPHICS

95,011

TRAFFIC COUNTS ON HARLEY KNOX BLVD. & PERRIS BLVD.

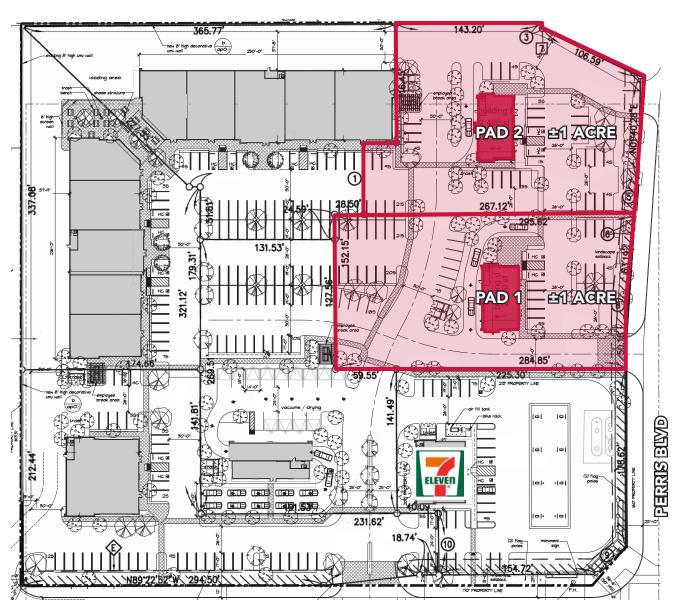


61,338 CPD





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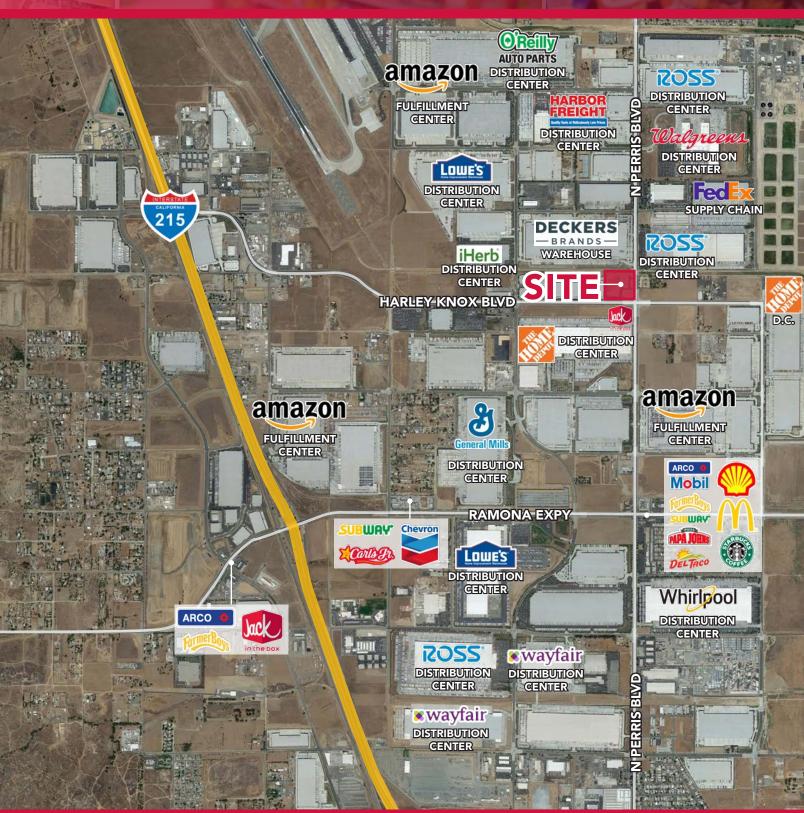
Rev. 04/18/22



**JEFF STANLEY** 951.276.3612 | DRE#: 01016436 JSTANLEY@LEE-ASSOCIATES.COM No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3240 Mission Inn Ave., Riverside, CA 92507 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. Corporate DRE#: 01048055



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COMMERCIAL REAL ESTATE SERVICES

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